



View of Hillbrook, opposite the Benning track, a subdivision that is destined to be popular with men of moderate means.

Suburban Realty Market Shows Unusual Activity

Many New Homes and Apartments in All Parts of the District Afford Ample Opportunity for Spring Investments.

J. Lewis Willge, president of the Willge, Gibbs & Daniel real estate corporation, expressed yesterday the following views regarding the suburban real estate situation:

"It is a significant fact that nine-tenths of all the absolutely new houses which are ready for the spring market are located in what is popularly termed 'the suburbs,' by which expression we include not only the smaller localities somewhat remotely situated, and with-out all the city conveniences such as connections with the city's sewerage system, a supply of Potomac water and a 'speaking acquaintance' with the city's gas mains, but also the large extensions of the city proper which have been projected and which have materialized along the northeastern, northern and northwestern borders of the old Washington, such as Bloomingdale, Columbia Heights, Mt. Pleasant, Holmead Manor, Lanier and Washington Heights, and the more recently developed Ingleside, Petworth and Belair Heights.

Many Attractive Houses Lately Erected

"Although Columbia Heights (and its neighboring subdivisions popularly included under the same designation, namely, University Park and Columbia College grounds, extending along the west side of Fourteenth street from Florida avenue to Whitney avenue) and Mt. Pleasant were the earliest of these suburban fields to show substantial development, there has been unusual activity in these inviting localities during the past year, and many new houses are now approaching completion. Attractive rows of houses have been constructed by Harry Wardman on the east and west sides of Eleventh street in the blocks bounded by Dartmouth and Kenyon streets, and Columbia road and Fairmont streets; a long row of less pretentious buildings have been erected on Sherman avenue just south of Harvard street, and a row of six pressed brick, bay-window structures of spacious proportions has just been completed on the south side of Whitney avenue between Tenth and Eleventh streets. Besides these, a row of thirty small homes, for buyers of modest means, are projected for construction on Sherman avenue, between Girard and Harvard streets. Farther eastward, in the subdivision known as Whitney Close, and immediately adjoining the west entrance to the Soldiers' Home, a group of six semi-detached brick buildings of rather

attractive design are in course of erection.

Improvements in Mt. Pleasant.

"Prominent among the improvements in the Mt. Pleasant section is a row of seven houses on the south side of Park road, between Fourteenth and Fifteenth streets northwest. Six new dwellings of the new future. Six new dwellings of merit, both in architecture and arrangement, are being built on the south side of Lamont street, between Sixteenth and Seventeenth streets, after the plans of similar structures already extending along both sides of that thoroughfare. But the scene of real activity in the building line in this locality is centered toward the western end of Mt. Pleasant, and extends into Ingleside, where numerous properties of desirable character and ample proportions are being developed.

"In addition to the several rows of attractive residences on Eighteenth and on Newton streets, completed during the latter part of 1905, eighteen more high-class dwellings are being erected on the latter street, and still further westward twenty-nine good-sized houses of unusual attractiveness have been built. On Eighteenth street, between Grant and Joliet streets, six superior dwellings are now going up, which are quite in keeping with the high-class improvements for which that immediate vicinity is noted.

Houses of Artistic Worth.

"Extending further southward along Columbia road is the new row of houses between Fifteenth and Sixteenth streets, most of which have already been disposed of, but which are yet to some extent available for the spring market, and even nearer the 'boundary' are the eight magnificent semi-detached residences, extending along Columbia road and Blinnmore street. This latter enterprise is of a most substantial nature, and provides Washington Heights with a row of buildings which, for architectural ornamentation and general cleverness of arrangement, is not equaled by any similar project of latter-day construction. These houses present many novelties in design and are the embodiment of the best ideas of the leading architects of European and American cities. A row of eight dwellings of similar design, though of smaller proportions, is now being completed by the same builder on the west side of Ontario place, formerly Kansas avenue, between Ad-



Station at Woodridge.

Distinctive Features of Suburb of Woodridge

Three miles to the north of the Capitol building lies the suburban section of Woodridge. This property has been on the market for several years, and during that time has become very popular by virtue of its many natural advantages, and as a result of the highly desirable class of people who have erected substantial homes there.

This property was laid out on a very comprehensive scale. The streets are 130

feet wide, the avenues from 120 to 130 feet wide, and the sidewalks are carefully laid out, as far as its availability for residential purposes was concerned. The streets have been well graded.

Borders of City Enlarged.

"It will be observed from this crude rehearsal of the many building projects now in execution in the delightful suburb bordering the city on the north, that the introduction of the electric railroad has virtually enlarged the borders of the city by bringing within twenty minutes communication with the center of the business section the vast fan-shaped area, which, viewed from the standpoint of horse-car connection, was until the introduction of rapid transit, not only remotely suburban, but 'truly

suburban.' Being within the District Woodridge enjoys the privileges of police, fire protection, water, and street lights, also the advantages of the splendid graded schools. The property is reached by the City and Suburban line as well as the Baltimore and Ohio railway. Over the former system the fare is only 5 cents, or a car ticket to any part of District, and the service is exceptionally good, cars passing the Woodridge station every ten or fifteen minutes.

The Catholic University, the Monastery, the Government Reformatory School, and the Soldiers' Home, all located in this section of the District, add to interest and picturesqueness of Woodridge, Langdon, Avalon, Eckington, Winthrop Heights, and other subdivisions in this neighborhood.

ALONG THE GREAT FALLS AND OLD DOMINION RAILWAY LINE

Splendid Opportunity to Subdivide Beautiful Farm Lands of Fairfax County, Virginia, Into Suburban Lots.

The Great Falls and Old Dominion railway line runs through the heart of Fairfax county, Virginia, one of the most fertile and at the same time picturesque sections of that great commonwealth. This section is as yet comparatively undeveloped as a suburban area, but extensive plans are on foot to make use of the splendid opportunities presented there.

There are numerous estates of from 100 to 2,000 acres along this line, stretching from a point below Livingstone Heights to Great Falls. This section presents a fascinating picture to the eye, with its undulating hills, its verdant valleys, and its farm dwellings surrounded by numerous outhouses and barns. Some of these country homes rival in picturesqueness and artistic design the handsomest city residences. Many of these fields are well tilled, but there are thousands of acres lying along the line which are reserved as pasture for scores of cattle and horses.

The section has escaped the attention of the suburban investor in the past because it has been inaccessible to the city. The owners of the estates have

W. O. DENISON.

Mr. W. O. Denison was one of the pioneers in the field of suburban development in Washington. He began to devote a great deal of attention to this feature of the real estate business in the District of Columbia forty years ago, and he has been actively engaged in the work continuously since that time.

Mr. Denison was one of the first real estate men to place any Mt. Pleasant property on the market. He was also largely instrumental in the rapid development of Brookland. In all his operations in suburban property he has adhered to the principle that all forms of permanent improvements on suburban subdivisions are profitable in the end. As a consequence he has handled some of the most deservedly popular suburbs of the District. At present Mr. Denison is interested in Metropolitan View, Grandby, and other property in the northeast.

The Proposed Boulevard

Publicity is the most potent factor in the development of suburban property. Unless a section or subdivision is recognized by the general public as worth while, all the advantages imaginable would be of no avail in increasing the value of property which was not in demand. Consequently all movements which give probable investors the opportunity of seeing desirable property directly enhance realty values. Such a movement is the proposed boulevard between Washington and Baltimore. Since the subject was first brought to public attention it has been argued that the boulevard would afford a great highway over which residents could come to and from suburban homes along the line. This is true, but the greatest benefit to be derived from such a drive-way so far as the effect it will have upon the demand for suburban property is concerned is the fact that it will acquaint the citizens of the District with the manifold advantages of all that territory lying to the northeast of Washington.

People driving along this magnificent roadway could not remain blind to the scenery and the thousand natural advantages to be found on every side. It is this method of publicity which is calculated to vastly increase the popularity of all that section of country.

As an economic good per se the value of the boulevard will be great, but its indirect effect upon the value of property along the line, by reason of its acting in the capacity of a "publicity bureau," will be inestimable.

FOR SALE

Suburban Homes and Beautiful Building Sites, at **TAKOMA PARK, D. C. and Md.**

(One fare to any part of District.)

Cement sidewalks, sewer, water gas, churches, schools, etc., combining city advantages with pleasures of the country—large shady lawns, pure air and water, gardens, great variety of forest trees—community made up of high class people of moderate means.

If you want property in the largest and most picturesque suburb, see us. We control more property in Takoma than all the other dealers combined, and our suburban manager is a resident of this suburb. PROPERTY SOLD ON TERMS TO SUIT PURCHASERS.

Houses \$2,500 to \$10,000

Lots \$100 to \$3,500

COLLINS-GUERRY COMPANY
621 13th Street N. W.

THOMAS J. FISHER & CO. (Incorporated)

FOUR INCOMPARABLE SUBDIVISIONS

Absolutely the Best in Every Particular
LOCATION IS EVERYTHING IN REAL ESTATE

A mansion, poorly located, can only be sold at a loss—a shanty properly located can always be sold to advantage. Look these properties over—prices are within reach of all who can buy anywhere. Terms can always be arranged. You can never regret a purchase in this direction—northwest—at our prices.

FERNWOOD HEIGHTS

At brow of first hill north of Cleveland Park, directly on Connecticut avenue.
We thoroughly believe that there is more opportunity in this subdivision to make a safe and profitable investment than in any section in or out of Washington City at this time. Prices are very low for such property.

They will surprise all those who are familiar with values.

That Opportunity You Have Been Waiting For—**WOODLEY PARK**

LOCATED AT NORTH END OF NEW MILLION DOLLAR BRIDGE ON CONNECTICUT AVENUE.

Formerly owned by Thomas E. Waggaman—can now be sold by authority of court at private sale. This property is just across from Washington and Kalorama Heights, and is next in line of valuable improvements.

Lots of economical size at attractive prices, and on easy terms. SEE US AT ONCE IF YOU WANT CHOICE.

OAK VIEW

On Tenthalltown Car Line, between Massachusetts avenue and Cleveland Park, just above Woodley road and Episcopal Cathedral grounds.

City water, sewerage, gas and electric light.

Paved walks, macadam streets.

Lots 50 ft. by 140 ft. Prices 25c to 45c square foot.

We can offer a corner lot at 40c a square foot, think of that in a section like this where values are sure to advance.

Small cash payment \$200 or \$300 and monthly payments will buy.

CHEVY CHASE—Section II.

THE BEAUTIFUL SUEUR OF WASHINGTON—High and healthy country air and all city conveniences are given free with every lot or house.

A continuous supply of the best Artesian well water furnished in pipes in city.

Best sewerage system.

Electric lighting which costs about same as gas.

Wide parking, brick sidewalks, macadamized streets, beautiful trees.

This subdivision was laid out by one of the best Landscape Engineers in the country.

One car fare without transfer to center of city; good service always.

There are only a few available lots left in Section II, which can be bought at from 15c to 25c per square foot.

Easy terms can be accepted.

\$300 to \$500 cash and small monthly payments.

Houses

South side Grafton street, first west of circle \$10,000

North side Lenox street, 10

rooms and bath; toilet; 90x125, 10,500

Northeast corner Irving and

Laurel Parkway 2,900

No. 12 Kirke street, west of Connecticut avenue; 16 rooms and bath; 60x125 \$8,500
Melrose street, east of Connecticut avenue; 9 rooms and bath; 60x125 10,000
Melrose street, corner Belt road; 9 rooms and bath 8,000
Kirke street, east of Connecticut avenue; 16 rooms and bath; 80x125 10,000
Kirke street, corner Belt road; 12 rooms and 2 baths; 130x125, 18,000
Northeast corner Circle and Connecticut avenue; 25 rooms; 5 baths 20,000
Northwest corner Lenox and Connecticut avenue; 250x125 23,000
Melrose street, front; next to Connecticut avenue 10,500

Chevy Chase—Section III.

A New Subdivision—Villa Sites

One-half to four acres. Beautifully located; rolling, not too hilly.

Just north of Section II and fronting Connecticut avenue from east.

Prices are very low and terms can be made to suit all. Call and talk it over.

We will be glad to show you the property at any time.

Important Notice to Land Owners Who Want to Sell

Can dispose of all available building tracts of land, both within the city proper and in the outlying suburbs. Have capital now available for such investments. Have in the past six months invested

OVER 1/2 MILLION

dollars in Washington properties. Am in the market for all usable ground.

New suite of offices, 511-512-513-514-515, in Munsey Building. Will open May 15th. Address

HOWARD F. JOHNSON & CO.

Call or send for Plats, showing prices, sizes of lots, etc.

Make engagement to look at property—any time will suit one of our representatives, with carriage or "auto."

Thomas J. Fisher & Co. (Incorporated)

1414 F Street N. W.